

### Third Quarter Demographic Update: July - September 2003

<b>Labor Force Data</b>					
<b>Employment by Place of Residence</b>	<b>August</b>	<b>September</b>	<b>% Change</b>	<b>September</b>	<b>% Change</b>
<b>Council Bluffs</b>	<b>2003</b>	<b>2003</b>	<b>1 Month</b>	<b>2002</b>	<b>1 Year</b>
Labor Force	33,920	33,420	-1.47%	33,470	-0.15%
Employment	31,800	31,400	-1.26%	32,300	-2.79%
Unemployment	2,120	2,020	-4.72%	1,170	72.65%
<b>Omaha/Council Bluffs MSA</b>					
Labor Force	424,740	419,906	-1.14%	413,644	1.51%
Employment	407,746	402,962	-1.17%	399,351	0.90%
Unemployment	16,994	16,994	0.00%	14,293	18.90%
<b>Council Bluffs Unemployment Rate</b>	6.2%	6.0%		3.5%	
<b>Omaha IA-NE MSA Unemployment Rate</b>	4.0%	4.0%		3.5%	
<b>State of Iowa Unemployment Rate</b>	4.6%	4.6%		4.2%	
<b>United States Unemployment Rate</b>	6.1%	6.1%		5.7%	
<b>Nonfarm Employment by Industry,</b>	<b>August</b>	<b>September</b>	<b>% Change</b>	<b>September</b>	<b>% Change</b>
<b>Pottawattamie County, by Place of Work</b>	<b>2003</b>	<b>2003</b>	<b>1 Month</b>	<b>2002</b>	<b>1 Year</b>
Total Nonagricultural	35,737	36,265	1.48%	36,593	-0.90%
Construction and Mining	1,651	1,613	-2.30%	1,536	5.01%
Manufacturing	3,908	3,962	1.38%	4,038	-1.88%
Durable Goods	1,211	1,254	3.55%	1,287	-2.56%
Nondurable Goods	2,697	2,708	0.41%	2,751	-1.56%
Transportation, Warehouse and Utilities	1,686	1,738	3.08%	1,648	5.46%
Wholesale Trade	1,455	1,472	1.17%	1,500	-1.87%
Retail Trade	5,980	6,235	4.26%	6,240	-0.08%
Financial Activities	1,525	1,490	-2.30%	1,522	-2.10%
Services	14,822	14,523	-2.02%	14,886	-2.44%
Government	4,710	5,232	11.08%	5,223	0.17%
<b>New Construction -- City of Council Bluffs</b>	<b>Quarter 3</b>	<b>Year-to-Date</b>	<b>Year-to-Date</b>	<b>% Change</b>	
<b>Number of Units</b>	<b>2003</b>	<b>2003</b>	<b>2002</b>	<b>Year-to-Date</b>	
Single Family	75	157	168	-6.55%	
Multi-Family	0	266	41	548.78%	
Total Units	75	423	209	102.39%	
<b>Valuation</b>					
Single Family	\$8,294,827	\$18,502,878	\$18,302,543	1.09%	
Single Family Average Permit Value	\$110,598	\$117,853	\$108,944	8.18%	
Multi-Family	\$0	\$17,516,915	\$2,158,640	711.48%	
Total Valuation	\$8,294,827	\$36,019,793	\$20,461,183	76.04%	
<b>Commercial/Industrial</b>					
Valuation	\$7,871,866	\$25,126,427	\$100,649,805**	-300.57%	
<b>Home Sales</b>	<b>Quarter 3</b>	<b>Year-to-Date</b>	<b>Year-to-Date</b>	<b>% Change</b>	
<b>City of Council Bluffs</b>	<b>2003</b>	<b>2003</b>	<b>2002</b>	<b>Year-to-Date</b>	
Number Sold	289	844	692	21.97%	
Total Sales Price	\$34,409,094	\$95,562,174	\$75,968,550	25.79%	
Average Price	\$119,063	\$113,225	\$109,781	3.14%	
Median Price	\$100,000	\$95,000	\$92,000	3.26%	
<b>Retail Sales</b>	<b>Quarter Ending</b>	<b>Year-to-Date</b>	<b>Year-to-Date</b>	<b>% Change</b>	
<b>City of Council Bluffs</b>	<b>Sept 2002</b>	<b>2002</b>	<b>2001</b>	<b>2001-2002</b>	
Taxable Sales	\$204,125,224	\$592,954,357	\$596,982,862	-0.67%	

Sources: Iowa Workforce Development, Nebraska Workforce Development, City of Council Bluffs,

Iowa Department of Revenue and Finance, Southwest Iowa Association of Realtors

\*\*Includes Mid-American Center at \$53,000,000